



**111 and 113 Outram Street, Sutton-In-Ashfield NG17 4BG
Offers In The Region Of £260,000**

Reluctantly offered for sale due to the impending retirement of the vendors.

Two retail shops, one with a flat above and planning consent to convert the first floor sales area and storeroom into two bed sitting rooms and a one-bedroom flat. The current total rental income is £20,680 per annum.

LOCATION

The premises are situated on the west side of Outram Street almost opposite Stoney Street. Outram Street is a heavily trafficked thoroughfare leading to the centre of the town and to Skegby and Mansfield.

The premises have the advantage of on-street parking close by and there is a good size car park on Stoney Street.

There is good road access from the town via the A38 to Junction 28 of the M1 Motorway which is approximately 4 miles distance.

DESCRIPTION

The premises comprise two retail shops with a flat above and a first floor Sales Area and Storeroom which has planning permission for conversion into a flat and 2 bedsits.

111 Outram Street has been utilised for the sale of beds for many years and the adjacent shop (113 Outram Street) is occupied by Nottinghamshire Memorials who have been in occupation for approximately 5 years.

111 & 111A OUTRAM STREET

The accommodation comprises:

GROUND FLOOR SALES SHOP 12'2" x 25'6" (3.71m x 7.78m)

With large display window, suspended ceiling, stairs to first floor, night storage heater. Access to Rear Store



REAR STORE 21'7" x 13'11" (6.6m x 4.25m)

with access to Sales Area 2

SALES AREA 2 20'7" x 13'10" (6.28m x 4.23m)

with one large display window and a small display window, suspended ceiling, part-panelled walls. Door to an office.

OFFICE 14'0" x 9'5" + 9'10" x 3'2" (4.28m x 2.88m + 3m x 0.97m)

with night storage heater, suspended ceiling and door to kitchen.

GROUND FLOOR KITCHEN 8'4" x 3'9" (2.55m x 1.15m)

with stainless steel sink unit, cold and hot water from electric water heater, storage heater, double glazed window and WC. Stairs to first floor showroom

FIRST FLOOR

FIRST FLOOR SHOW ROOM 25'1" x 35'4" (7.66m x 10.77m)

with two night storage heaters, tiled ceiling, two large display windows,. Access to Show Room

STOREROOM 21'1" x 34'0" (6.43m x 10.38m)

with four windows,

FLAT 111A OUTRAM STREET

The flat is currently let at £470 per calendar month, £5,640 per annum.

The Flat comprises:

Double glazed entrance door at Ground Floor with stairs leading to First Floor with landing, double glazed window.

BATHROOM

Bathroom with panelled bath h&c, electric shower over, low level WC and wash hand basin.

KITCHEN 10'9" x 12'9" (3.3m x 3.9m)

with stainless steel sink unit, base unit below, fitted worktop and cupboards, double base unit, fitted wall units and plumbing for a washing machine

LIVING ROOM 14'1" x 14'9" (4.31m x 4.52m)

with double glazed window, night storage heater.

BEDROOM 1 12'1" x 12'11" (3.69m x 3.96m)

with night storage heater

BEDROOM 2 13'1" x 10'0" (4m x 3.05m)

with velux rooflight, electric heater

113 OUTRAM STREET

113 Outram Street is currently let to Nottinghamshire Memorials at a rental of £5,040 per annum.

The accommodation comprises

SALES SHOP 22'3" x 13'10" (6.8m x 4.23m)

with double glazed bay window, door, meter cupboard, 2 fluorescent lights, suspended ceiling.

CORRIDOR 19'6" x 3'3" (5.95m x 1m)**OFFICE 1 10'2" x 7'6" (3.12m x 2.31m)**

with night storage heater

OFFICE 2 8'5" x 10'2" (2.59m x 3.1m)**WC**

with low level WC, pedestal wash hand basin, double glazed window

KITCHEN 8'0" x 8'5" (2.44m x 2.57m)

with sink unit, base unit below, worktop with base unit below. Door to outside.

SUMMARY OF FLOOR AREAS

111 Outram Street including first floor storeroom and showroom has a total floor area of 248.31 sq.m. (2,673 sq.ft.)

Flat 111A Outram Street has a floor area of 59.16 sq.m. (636.8 sq.ft.)

113 Outram Street Ground Floor has a total floor area of 56.22 sq.m. (605.15 sq.ft.)

Total Floor Area 363.69 sq.m. (3,915 sq.ft.)

OUTSIDE

Rear door leading to car park and delivery area. The rear car park and delivery area is accessed via a service road leading from Downing Street.

The yard immediately behind 111 and 113 Outram Street is included within the sale.

RENTAL INCOME

111 Outram Street - £10,000 per annum

First Floor Flat - £5,640 per annum

113 Outram Street - £5,040

Total Rental Income - £20,680 per annum

LOCAL AUTHORITY

Ashfield District Council. Details of Planning can be found under reference V/2022/0716

VIEWING

Viewing by appointment with the Agent

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

